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HYDERABAD, SATURDAY, OCTOBER 18, 2008.

NOTIFICATIONS BY GOVERNMENT

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**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT
DEPARTMENT**

DRAFT VARIATION TO THE VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY,
VISAKHAPATNAM FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO
COMMERCIAL USE IN VISAKHAPATNAM.

*[Memo. No. 6063/ H2/2008-1, Municipal Administration & Urban Development,
15th October, 2008.]*

The following draft variation to the land use envisaged in the Revised Master Plan for Visakhapatnam Metropolitan Region-2021 sanctioned in G.O.Ms.No. 345, M.A. & U.D (H2) Department, dt. 30-06-2006, is proposed in exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban (Development) Areas Act, 1975 (Act-I of 1975) read with Rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977 is hereby published as required by sub-section (3) of the said section.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

DRAFT VARIATION

The site falling in T.S. Nos. 74, 77/A and 77/C, Door No. 10-51-16, Visakhapatnam to an extent of 1343 square yards, the boundaries of which are given in the schedule below, which was presently earmarked for Residential land use in the Revised Master Plan for Visakhapatnam Metropolitan Region-2021 sanctioned in G.O.Ms.No. 345, M.A. & U.D.(H2) Department, dt. 30-06-2006, is now proposed to be designated for Commercial use which was shown in the Master Plan and which is available in the Office of the Visakhapatnam Urban Development Authority, Visakhapatnam, **Subject to the following conditions:**

[1]

1. That the title and Urban Land Ceiling/Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/Municipalities before issue of building permission/development permission and it must be ensured that the best financial interests of the Government are preserved.
2. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners/applicants are solely responsible for any misrepresentation with regard to ownership/title, Urban Land Ceiling Clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The applicant has to leave the road widening area of 35 square yards on free of cost for the purpose of future road widening.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. After approval of the change of land use the applicants have to apply to GHMC/VUDA for necessary development permission duly paying the charges/fees to the GHMC/VUDA.
8. Any other conditions as may be imposed by the Vice-Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES :

North : 23.33 meters – 100 feet wide road.

East : 36.18 meters – 40 feet wide road.

South : 26.20 meters – Property belongs to Sri Vijata Gopala Naidu

West : 35.99 meters – Property belongs to Sri Gode Chittijananakiamma.

Dr. C.V.S.K. SARMA,
Principal Secretary to Government.

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